



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

TRANSCRIPT

DATE: April 15, 2026

TIME: 7:00 P.M

The April 15, 2026 Public Information Meeting was held on the above date and called to order at 7:00p.m. via electronic participation and in-person at 7404 Wellington Rd 34.

Mayor James Seeley – Chair: All right, good evening. I call the April 15th, 2026 Public Information Meeting to order at 7:01 PM.

Are there any disclosures of conflict of interest tonight? No.

The Chair stated the purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the development proposal as well as updates to the Townships Community Improvement Plan. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

The Township requests that you notify staff by email at planning@puslinch.ca or by phone at 519-763-1226 ext. 4 if you wish to be on record and would like to be notified of future notified of future hearings and decisions regarding this application.

Please note the meeting is video and audio recorded, and all electronic meetings are uploaded to the municipality's YouTube page. By attending this meeting in person or by registering to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

Please note, in accordance with the amendments to the Planning Act through Bill 185. The following parties may appeal this application to the Ontario Land Tribunal for a hearing:

- a) The applicant, a specified person, a public body, the registered owner of the property to which the by-law would apply
- b) The Minister

Please note that if a specified person or public body does not make oral submissions at a public meeting or provide written submissions to the Township before a decision is made, they are not entitled to appeal the Township's decision to the Ontario Land Tribunal.

In addition, it may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the tribunal, there are reasonable grounds to do so.

You may wish to contact Township staff for further information regarding the appeal process.

Format of this public meeting for the zoning By-law Amendment application is as follows. The applicant or agent will present the purpose and details of the application, any further relevant information.

Following this, the public can obtain clarification, ask questions, and express their views on the proposal. Members of the public are permitted 10 minutes each to ask questions and express their views. This time limit is imposed to provide each member of the public an opportunity to speak. Council will then have an opportunity to ask any clarification questions.

The applicant and the township's planning consultant will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and or staff will follow up and obtain this information. Responses will be provided when the matter is brought forward and evaluated by Council at a later date.

This public meeting involves application by BAR – Bardwell.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

Zoning by-law application D14 BAR, property location, municipally known as 6759 Laird Road West, Township of Puslinch.

The purpose?

An effect of the proposed zoning by-law amendment is to amend the Township Zoning By-law 23-2018, as amended, to rezone part of the lands municipally referred to as 6759 Laird Road West, from an Agricultural zone A to a Resort Commercial Zone, with a site-specific provision to permit a recreational vehicle outdoor storage use, and a single detached dwelling; with Jeremy Tran, the Township Planning Consultant, presenting their information report.

Jeremy Tran, NPG Planning: Thank you, Mayor. I'm going to share my screen.

So good evening to Council, Township staff, and members of the public. My name is Jeremy Tran from MPG Planning Solutions. We are the Township Planning Consultant. We're here tonight for a public meeting for a zoning development applications at 6759 Laird Road West.

As part of my presentation, I will go over the development process, the location, an overview of the proposal, applicable planning policies, requested zoning amendments, as well as technical comments that we have received to date before going over next steps and answering any questions for the application.

The applicant has submitted a zoning by-law amendment application for this property, which is currently under review. Tonight's public meeting provides Council and the public with an overview of the application before a recommendation report is prepared for Council consideration at a later date.

The subject property is located at the northeast corner of Laird Road West and Side Road 10 North. The size is approximately 3.77 hectares, and the only use on the site currently is an existing outdoor storage area.

The applicant has proposed to permit the existing outdoor storage of recreational vehicles, recreational trailers, and boats, which amount to approximately 0.56 hectares.

And they're proposing to do so by reassigning part of the subject lands to a resort commercial site-specific zone.

Since the application was deemed complete by Council, the applicant has revised the proposal slightly to address technical comments. This slide provides a comparison of the zone change area between the first and second submissions.

As you can see the red areas in both drawings represent the extent of the zone change area, and in the second submission, this area has been scaled down to approximately 1.25 hectares to exclude the agricultural lands to the north, as far as the 30-meter buffer associated with the natural environment zone.

The extent of the outdoor storage area in both submissions remained the same.

For policy context, the lands are rural lands in the provincial policy statement.

Under the COP (County Official Plan), the names are designated recreational, secondary agricultural, green lands, and core green lands, and they are zoned agricultural, natural environment with environmental protection overlay in the zoning by-law.

Following the second submission, the extent of the zone change is completely within the recreational destinations and the agricultural zone.

We have provided relevant policies for these designations in the public information meeting report.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

For the zoning by-law Amendment, the applicant has requested to rezone part of the subject lands from agricultural to resort commercial site-specific zone to permit the outdoor storage of recreational vehicles, recreational trailers, and boats.

They also proposed site-specific provisions to limit the extent of the proposed storage area, and to require visual buffers along Laird Road West and Side Road 10.

The application was presented in front of PDAC, and PDAC has provided the following comments.

The committee is requesting consideration for a site plan agreement;

- Consider including the number of recreational vehicles permitted for the area specifically permitted to have recreational vehicles.
- Confirm that MDS requirements are met.
- Maintain or enhance the existing tree screen.
- And no severance is permitted to be captured through maintaining the existing lot size of the property.

Following the second submission, the application has been circulated to various Township consultants and agencies for comments.

For planning, the county has indicated that the Township needs to be satisfied that the application is consistent with the PPS, conformed with the County Official Plan, and is satisfied that the MDS 1 setback is addressed.

For NPG, we provided technical comments related to the proposed setback and landscape buffer provisions and requested the applicant to provide the maximum number of vehicles to be stored within the outdoor storage area.

We had also communicated to the applicant that if it be recommended for approval, we would be considering requiring a site plan control application through withholding provision and implementing a minimum lot area restriction in the zoning by-law.

For hydrogeological; Hardin Environmental Services noted that they have no concern, as long as it is for storage and no cleanouts for the RVs or long-term storage of vehicles that could potentially leak fluids.

The Township department, Township consultant, and agency have indicated they have no comments or no objection to the application.

The comments from the second submission have been provided to the applicant, and they have an opportunity to review the comments and respond to the outstanding comments in a resubmission. Following that, we will prepare a recommendation report to Council for consideration.

This is the end of my presentation. I'm happy to answer any questions for the application.

Mayor James Seeley – Chair: Great, thank you, Jeremy. I believe we'll offer up, unless the Council has some questions with Jeremy, the applicants can present if you so desire.

Chris Corosky – Van Harten, Applicant Agent D14-BAR: Mr. Mayor, members of Council, my name's Chris Corosky. I'm a land use planner, and I'm working with Van Harden on this application.

And, it's been a bit of a halt.

And the reason we're here, asking for approval is this property received a notice of noncompliance last year, and the use, storage of recreational vehicles not permitted on that property under the Agricultural Zoning that was in place and still is in place on that property.

And, as Jeremy said, it's about a 3, almost a 4 hectare site. A little bit, quirky, just in terms of the various official plan designations that apply to it in the County OP (Official Plan).



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

And, one part of the easement part is the natural environment area. And then, and I'm talking about the Official Plan now. This little section close to the wetland is designated secondary agricultural in the County Official Plan.

But the balance of the site, this part, is designated recreational.

And that designation, historically was in place because this was part of a larger site where there was a golf course "Crooked Links" I think it was called, played it once or twice.

That recreational land use designation was based on that sort of historical use. Coming into the current day application required to enable this use on the site, that's what's being requested, we had gone through, as Jeremy sort of explained, an iteration of the application where we were applying for this whole part to be rezoned to permit the storage use.

The problem with that is the agricultural zoning permits a house, and I think that's why, when the lot was severed, about 10 years ago, I think that was the purpose of that severance. It was to allow a house to go on that lot somewhere. And it could go in the agricultural zone. So we want to maintain that potential for the future.

It's really not part of this application, we're not requesting consideration for a building permit or anything like that right now. But we want to preserve the opportunity for that in the future.

So, that part of the site is remaining in the original agricultural zone, and we've kind of shrunk the part of the site that will be subject to the zone change to be that part outlined in red.

So all of the recreational vehicles are parked in a sort of open area within a bunch of trees on the property. There is pockets of open area, and all these vehicles are parked in that open area, part of the property.

It's sort of a perfect natural setting for this type of use, in part, because there is an open area where there are no trees.

Underlying soil, typical Puslinch granular. So, there's no paving or any granular's anywhere in the property, except for the driveway into the site.

It's on, as you can see, Laird and Side Road 10. Especially on Side Road 10, because that part of Side Road 10's dead end is just north of this property. So really, the only traffic going in and out of the site would be to use the RV storage, and for the residence right across the street, which is Mr. Bardwell's residence. He owns that house, and he lives there and keeps a close eye on the operation of that site.

So from a traffic perspective, that works out well.

And the existing trees along the perimeter of the site, adjacent to Laird and County Road 10, both provide a very good visual buffer.

If you're driving by, and you're looking, you can maybe see some cars along Laird, not so much on Side Road 10, and the reason for that is, Mr. Bardwell, I think, trying to be a good steward of the site, cleared out a bunch of buckthorn that was growing in along Laird Road.

When that grows back in, and buckthorn doesn't take very long to come back in, that will provide some additional screening to the site. So it's got good natural screening. You don't really notice that it's there, and the vehicles are set back a fair ways from the roads.

In terms of surrounding land use, there's really nothing that can be impacted by this use. This use doesn't impact other uses that are around.

The county raised a comment about a potential farm down on Side Road 10 South, a little ways down, within 500 meters.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

I don't believe it is a farm or a barn. There's an old residence down that road with a bunch of buildings, and I think they may have mistaken the shed for a barn, so I don't really think that we've got an MDS issue.

This approach that we're taking now, to sort of really zoom in on the area of the of the application. We came to that, following the original submission, and I spoke with your consultant on the phone and thought this would be a better way to address some of those OPA (Official Plan Amendment) versus zoning conflicts that we're sort of historically in place on this lot.

So that's the reason we did it this way.

And just a couple of things I'd like to touch on that Jeremy mentioned in his comments, and this came up at the Planning Advisory Committee meeting as well.

The thought of a site plan; typically, site plans can be a very useful tool for planning purposes, and really what they're used for is when you get down to sort of a more detailed level of design, and you're sort of looking at the technical aspects of the site, access, the area where the vehicles will be parked, circulation, all of those sorts of things would be looked at normally, but in this case, we're not having to do anything. The site can continue to be used as it is, without making any physical changes to the property.

That would be the thing that you would typically look at with site plan approval, or one of the biggest things you'd look at with site plan approval is how do you, you know, how are we controlling and laying out the site in detail, and how is all of that working?

This proposal's been circulated to all of your consultants, your engineering consultants, your environmental consultants, none of who had any issue with the application and none of whom requested that a site plan would be required to properly understand the site, because there's nothing more to understand than what is on that image. And that is a scalable drawing, and in my opinion, I think we could use that as a form of site plan, if the Township wishes to keep something on the record, to formalize things a little more than the zoning, that would be fine.

I've also tried to design the regulations that will go in the amending zoning by-law to really sort of fix the areas on the site where the vehicles can actually park.

So that reinforces Mother Nature and basically mimics the areas where the trees are.

All to say, last but not least, quite expensive for, site plan application, \$20,000 plus. And given the fact that there's really no unknowns with respect to how this site will function and how it will work, and there's really no physical changes required in order for the continuance of this site to work, certainly a full-blown site plan approval, I don't think is necessary.

And I think a lot of the matters that would be typically addressed in site plan approval are kind of on the face of this drawing, pretty obvious.

The only other thing I wanted to touch on was, I guess, to go back to screening on the site. As I say, Mother Nature's done a great job. That's one of the reasons it sort of really works. This use on this site really works. It is extremely innocuous, and you know, not a lot of intrusive, well, no intrusive work is required to put up any additional fencing.

The trees that are there now; Mr. Bardwell also has an ongoing program of tree planting. Some of the trees on site obviously die, have to be taken down, and so there's been ongoing replanting through the years.

So that's really all I wanted to say on the planning side. If you've got any questions, I'd be happy to answer them. And, we've also provided right on the site plan, operational details of how the site will function in terms of safety and time of year that the site is open, and hours of operation, those sorts of things.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

There are security cameras on site that are Solar operated.

We're hopeful that Council will consider allowing the continuous of this use based on the application that we've submitted, and I'd be happy to answer any questions.

Thank you very much.

Mayor James Seeley – Chair: Is everybody attending online? Alright, I'm going to see if they have any questions.

Justine Brotherston, Director of Corporate Services/Municipal Clerk: Yes, if there are any folks in the gallery online who have any questions or comments with respect to this application, if you can please use the raise your hand function, you'll just see it located at the bottom of your screen.

Mayor James Seeley – Chair: Is there any questions for members of Council? Councillor Bailey?

Councillor Sara Bailey: Thank you. Just a question, and thanks for addressing the first question I had was regarding the recreational designation on it right now. I was going to ask why it was zoned recreational, so you gave a little background on that. When I think about why something was designated recreational, the intent was for recreational purposes, not storage of vehicles.

So I guess I'm wondering, when I look back, how long has the storage been on?

Chris Corosky – Van Harten, Applicant Agent D14-BAR: It's operated for about 5 or 6 years, with no real, you know, until the complaint or whatever was lodged, no real issues occurred with the site.

And if I could just maybe speak to recreational use. There are provisions in the County Official Plan that, specifically would permit this type of use in this designation.

So a golf course would have been permitted, was permitted, but at the same time, the use that we're talking about now would be permitted by those same policies in the Official Plan.

Councillor Sara Bailey: So the change is for the zoning.

Chris Corosky – Van Harten, Applicant Agent D14-BAR: Changes just to the zoning.

Councillor Sara Bailey: Okay. And then just the clarification was the vehicles have been parked on there since 2020?

Chris Corosky – Van Harten, Applicant Agent D14-BAR: Yeah, around that time.

Councillor Sara Bailey: Okay. That's all I had. Thank you.

Mayor James Seeley – Chair: Let me just query people online again, just in case they slipped away from there.

Justine Brotherston, Director of Corporate Services/Municipal Clerk: If there are any attendees online who would like to speak to this application, if you can please use the raise your hand function, you'll just find it located at the bottom of your screen on Zoom.

Mayor James Seeley – Chair: So, your ask is to not go through site plan.

The question to you would be, without site plan, how does the municipality ensure that this operation stays as it is proposed?

No site plan control?



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

Chris Corosky – Van Harten, Applicant Agent D14-BAR: Well, we're zoning a specific part of the site, so it couldn't expand beyond that. And, the setbacks also, limit where the vehicles can be parked, the setbacks that are in the zoning by-law.

So really, those two things would be the key ways that you would maintain control. I could say a form of site plan might be helpful for the municipality if you've got some concerns along those lines. But, again, a proper consideration of what would have to be reviewed. This wouldn't be, Mr. Mayor, full-blown, you know, circulated to all the consultants, and they would come back with any comments different than what we've already got.

Like, we already know, what they've got to say about it. Conservation Authority's got no concerns, your environmental consultant...

Mayor James Seeley – Chair: Yeah, my concern is that, I know Scott, so it's unfortunate I have to speak this way, but I have a responsibility to look after the corporation. We have, you know, historic non-compliance with zoning, going back 5 years.

And in the township, we have multiple infractions through zoning that are expensive to enforce. If they're under the purview of another agency, they tend not to enforce the way we want.

Where we go is site plan control.

Township of Puslinch: Site plan control ensures that if we're going to legalize, an activity that was occurring that was not permitted, then we're going to say, this is allowed here, especially, with the concern that you originally wanted the whole property.

You know, so for us, it's site plan control. If development agreement is a possibility, there has to be something that is going to ensure that whatever is approved, stays to that.

Chris Corosky – Van Harten, Applicant Agent D14-BAR: Yes, and I don't disagree, and I do kind of understand, and I guess my only response back would be; I agree that maybe a form of site plan, would be constructive helpful, maybe with an agreement, but because it won't involve all of the, it isn't sort of a typical urban site plan where you're looking at all these details, going through the mill. If there could be some consideration, perhaps, on if you did want to impose site plan control on, you know, on the fee, because that fee would assume sort of a full-blown review.

Mayor James Seeley – Chair: I mean, that's a fair request for staff to consider. Does it mean a full for you, I don't think we can answer that today. But I think it's a fair request.

I think the interest of the township is that this thing, if it's approved, it stays what's approved. And if, like I mentioned, if there's a way to get there without putting an individual through a full site plan, I think Council would entertain that.

But without having some assurance that what we approve will stay there as will be approved, then I feel that we would likely go the other way, but...

Chris Corosky – Van Harten, Applicant Agent D14-BAR: I hear you.

Scott Bardwell, property owner: One of the men at the last meeting had a pretty good idea that I thought, would solve a lot of the issues that you're talking about right now, and that was to simply limit the numbers.

Well, if you just limit numbers to, say, 90? That's the number.

The problem is it fluctuates all the time, because there's people that are there certain times of the year, only there for the summer, only there for the winter, so it's always changing. To come up with the site plan, it's never going to be the same.

Mayor James Seeley – Chair: And recognizing that. I also recognize that if site plan only allows this amount of space, that's going to be a way of limiting the numbers as well.

I don't know if site plan control costs \$20,000, if it does, and staff decide that's what they want, unfortunately, that's what it is.

It was a large number, but I think staff will take that back and see if there's a way we can find some middle ground.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

It's important that we contain what we want, because there is A) the history of non-compliance, and B) the pressures from vehicle service centers...there's a lot of noncompliance at the township, and we've really tried to get it under control here.

And we only have so many tools in the toolbox to do that, but I would appreciate staff looking at it and some options for you.

Scott Bardwell, property owner: I appreciate that, thank you. It's a fair request.

Mayor James Seeley – Chair: Okay, unless, Scott, you have anything else you want to add?

Scott Bardwell, property owner: No

Mayor James Seeley – Chair: So that's it. We will now move on to the second application, so I appreciate your presentation.

Scott Bardwell, property owner: Thank you.

Second Application: Update to Township's Community Improvement Plan

Mayor James Seeley – Chair: This public meeting involves a proposed update to the Township's Community Improvement Plan, format of a public meeting for the community improvement. Update is as follows.

This public meeting involves a proposed update to the Township's Community Improvement Plan, format of a public meeting for the community improvement. Update is as follows. Township's consultant will present the purpose and details of the proposed update to the Community Improvement Plan. Following this, the public can obtain clarification, ask questions, and express their views on the proposal. Members of the public are permitted 10 minutes each to ask questions and express their views.

This timeline is imposed to provide each member of the public an opportunity to speak. Council will then have an opportunity to ask any clarification questions. Council's consultant will attempt to answer questions or respond to concerns this evening. If this is not possible, staff will follow up and obtain this information.

Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

Will Ms. Emery display the presentation by the consultants?

Welcome again. Nice to see you. It's been a while.

Sean Kelly – Principal Landscape Architect: Nice to see you. Thank you very much.

Through you, Mr. Chair, good evening all. My name is Sean Kelly from Plural Design Planners, here in Wellington County, who have been retained to assist the township in preparing a CIP. This meeting is the required statutory public meeting for this effort.

Next slide, please.

Nothing really, happens without a good team, and we have the privilege to be working with several great individuals from within the township.

Without their help, this would not come to fruition the way we wanted to, and the way they wanted to. So we're very happy.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

Our team consisted of 6 individuals, including myself, from the plural office.

Next slide.

I'm going to discuss tonight things that relate to the CIP, really understanding just the general process of CIPs, the 2026 CIP for the township, the overview, the goals, key CIP changes, what we heard, a new community improvement project area, or SEPA, some of the financial incentive programs that are existing in the township, and then we'll talk about the new financial incentive program, spend a little more time on that, and then quickly we'll get into an implementation strategy.

The CIP is kind of an update. It allows for financial incentive programs to register owners and tenants of lands and buildings within the improvement project area to assist with costs related to, in a generalized sense, development, redevelopment, facade signage and landscapes improvements, planning application permit fees, licensed childcare, environmental impact reduction, building accessibility improvements.

Some commercial conversion, interior leaseholds, and, farm gate improvements.

The Mayor's introduction and statutory statements concerning submissions and representations concerning support of or opposition to the CIP draft final is pretty much the remaining information on this slide, so I won't read all of that.

We can move on to the next one.

Understanding a CIP.

Community Improvement Plan is essentially an economic development tool. It provides financial incentives in the form of grants to businesses and landowners. It is legislated under the Planning Act.

Next slide.

And the process, generalized, is really a few things for us.

You have to put it together, you have to meet with the township's project leads, and in this case, it was the Director of Finance and Treasurer, and the Director of Corporate Services and Municipal Clerk. You work on a bit of a game plan that includes some research, some, reviewing what was existing, and some analytical work. You put it together; you draft the CIP.

Part of that is actually a community engagement piece. We have two open houses. The approval piece is really about having this public meeting, the statutory public meeting, which you have to give adequate notice, which the township has. We're having the meeting right now.

And then we'll have a 20-day appeal or comment period after this meeting, at which time, depending on the comments, we may be able to push ahead with operationalizing the newer CIP.

The draft final has been brought to Council for an update. It can be brought for adoption, and a copy does go to the Ministry of Municipal Affairs and Housing, which is required, so they have a copy, they have a chance to comment themselves.

Next slide, please.

So the overview for us is really was how do we work and satisfy the township needs?

There was a previous CIP in the township of Puslinch, and what we were doing with this one is trying to reflect the current planning context. So, all townships and municipalities evolve.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

We're trying to align with what's happening with Wellington County's financial incentives programs of 2023.

Increase clarity in the document and its purpose, certainly the administrative aspects and management, and then looking and reworking financial incentive programs that are well aligned with the needs of the township.

Removing any of the underutilized programs, consolidating, renaming, and adding new ones, and refining program parameters to ensure some consistency. The document ends up being, about a 45-page to 50-page document. There's 6 sections that are specific to the township.

The content really has to capture the community and stakeholder consultation. Obviously, the legislation requirements that's required has to delineate the CIPA, the Community Improvement Project Area, and then it does discuss all seven financial incentive programs for 2026 and on. In that, we'll talk about eligibility guidelines, application requirements, examples, and any definitions.

So, four goals came, came out from our discussions, and certainly from the terms of reference for this project. Goal one is really increasing a geographic boundary area to go township-wide. Previous to this, we had a corridor plan; Our corridor, which really spoke to what we'd call the settlement or urban areas of Aberfoyle and Morriston, we're building on and expanding that.

Second goal is really to increase some visibility and accessibility for businesses within the township, ensure we have programs that support that.

And goal 3 was just with the broadening, certainly, of the application area. We can get into the countryside, and anyone that has farming or agricultural rural community operations, and those sorts of things, we will be able to address those.

And Goal 4 is basically addressing eligible projects that involve the redevelopment of vacant and underutilized lands.

So there's a few changes with this CIP.

We had two open houses, I'll get into that in a bit.

So we have participant input, we definitely have township staff input. We do comparative analysis of similar municipalities close by, and what I mean by that is within the Wellington County area and beyond.

And general experience, our own experience in doing CIPs across the province, and the following key changes for Puslinch would include expanding the CIPA to encompass the full township boundary, that's on trend with what we're seeing across the province, reworking of existing financial incentive grant programs, and again, remove those ones that don't work well, consolidate or rename programs. Simplify language.

What you're trying to do is reduce any confusion and barriers to uptake and participation in the programs.

In this case, what's new?

Four new financial incentive grant programs. I'll get to that in a sec.

And then the reorganization of all financial incentive grant programs to ensure that the pertinent information, the purpose value, eligibility criteria, eligible costs, can be easily identified.

And then update language to make the Township Financial Incentive Grants better aligned with Wellington County's own grants program and their eligibility criteria.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

So, there's a few things that we did here, but in a nutshell, we felt that the township was seeking fewer programs but a broader application scope.

They wanted to ease the implementation and improvement of the understandability of the programs and the document itself, especially for applicants.

So, first consultation, we had that back in November, decent participation, 20 came out, and really in that open house, free-form setting, what we were trying to do was collect information on what we felt the participants thought and their expectations, trying to get the tone of the township on the types of programs they feel that would really help them.

And ideally, you're looking for community members, business owners, or their tenants and any of the local issues that they may have to perform a better CIP.

We provided a big menu with about 20 programs, I think it was 18 programs, and they were able to do a bit of a dot democracy on that, and kind of pick their favorites and those things that they think would be attuned to the township.

The second one happened in March, so sometime after, where we were able to distill down a bit on that, but provide the same opportunity for participants in that meeting.

In addition to that, we started working on what would probably be the guideline that will inform and certainly serve some of the applications going into the CIP.

The urban design guidelines there, the response, and there's some draft refinement to the types of things that could happen certainly in the township.

So what the participants identified in those two workshops was basically, and moving from kind of the highest to lowest, preference was really, and the highest, there was three things that came. Building; anything that was building improvement, or conversion, or perhaps expansion, what was seen as important, as well as work with vacant buildings, and again, conversion and expansion in that way.

Modest, or middle ground for us was the Planning and Building Fee Grant, Facade Science and Landscape Improvement Grant, the Tax Increment and Equivalent Grant, the Farm Gate Improvement Grant. Commercial conversion startup grant, similar things in the first one, but it came down ranked just a little bit lower, because I think it's a newer piece. And then one that considers the marketing of product and experience development grants, which we see in a lot of destination community. Lowest on the boards tended to be Design Study Grants, Building accessibility improvements, sustainable development green infrastructure, TIGs focused at industrial properties and development charges, motor vehicle and bicycle parking, and parking and landscaping improvement credits.

What I'll say is that the mix that happens in these are very varied depending on the communities we go to, depending on what their own needs are.

So if you come into a community that has pretty much a linear kind of traffic pattern, very strong highway corridor, you will see some of these things that you think would be your easy go-tos in a CIP, not necessarily adhere to as much.

So it's kind of interesting when you kind of do the comparative analysis between communities. What is really important to certain communities, and not so much in others.

We also provided a memo back to staff. That happened in February, and basically our thoughts on the existing financial incentive programs that the township experiences right now.

We also get into what Wellington County's offering, and how that can work with what we're looking at. And then we identify some current, grant opportunities. We do these by category, and things that rose to the top included licensed home, childcare, environmental impact reduction, building accessibility, commercial conversion, leasehold improvements, and other considerations related to legibility.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

I just want to re-comment or reinforce the fact that information does come from comparative analysis, input from the participants and staff in kind of getting these categories going.

So, suggested directions.

Obviously, you know, adjusting the overall CIP formatting, increasing legibility and accessibility was paramount.

And then reorganizing financial incentive programs. We want to make sure that the information was easily adhered to and digestible, but understanding that each program has a purpose, has values, eligibility criteria, and eligible costs that need to be easily identified, and identify programs which could support sustainable initiatives came to the forefront.

Consolidating programs and simplifying language to reduce confusion and barriers to any applicant participation. And the final one that came to us is really just an update on language to make Township CIP grants better aligned with the county's grant eligibility criteria as well.

The no-brainer in here, and what we're seeing, really, like I say, across the province, is most municipalities are working from community improvement project areas that were really small, round downtown cores, or historic districts, heritage districts, commercial zones, and moving to a much broader application to the full extent of the municipal boundary.

Because as we know, we all have commercial activities that happen outside of downtown for us these days, and we're trying to get everyone involved in all this, and it's all about full community improvement.

So these lands are also financial incentive programs, and these lands being the ones in the full municipal boundary under the township CIP, as well as those offered from Wellington County's financial incentive programs.

Quickly to go through the programs, we have 7 to go through.

The first three are existing programs. The last 4 will be new programs or renamed and combined programs for the Township.

I will also add, not each and every program may be available in a given year of implementation. That's really at the purview of the call of the CIP manager or administrator, who will actually make a pitch to Council and get some support on which ones will be offered in any given year, what kind of resourcing they may have.

This is really important to do, and it allows you to kind of fine-tune and tweak what needs. And there's only so much resourcing that can go around not to dilute unnecessarily. What you want to do is be very strategic with this, so, just be mindful that these can switch up as we move ahead.

So, on the existing programs, just a quick refresher, planning and building fees grants, these ones are intended to support covering the fees required by a Township in relation to a proposed improvement project, facade science or landscape improvement.

Again, if, you know, if you have an existing business and building with facades and signage, you can get some assistance there.

You can actually even do some private property if you have parking and landscape, assets attached to that, to that business.

They certainly fall within the eligibility of this grant, and especially agriculture-related uses. Now that we're broadening beyond our corridor, we can actually open this up to farm stands and agricultural-based businesses that have public-facing commercial entities, we could provide some support that way.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

The third one is the Building Improvement Grant, and that's really about existing buildings to meet current building code, improve aesthetic quality, provide for safe and usable, eligible uses and, to a degree, accessibility improvements.

Number 4, is big, we composed several grants into this one.

Building Conversion Expansion Accessibility Improvement Grant. It's a new one, or a new named one. Its purpose and anticipated benefits include assisting in the conversion of existing unused, or underused space into new eligible uses.

Additionally, the program will assist with removing barriers to increase accessibility for people with disabilities in the township.

\$10 per square foot for eligible costs before tax, max of the \$3,000.

The types of work that can happen with this would be the conversion of vacant and underused non-commercial, non-industrial building space into new eligible uses, and certainly, expansion of existing eligible uses to increase gross, floor areas of your business.

Number 5, is one that's very popular in the county right now. It's the licensed home childcare grant. Again, these are types of things that don't necessarily happen in downtown cores, hence, supporting an expanded CIPA for the township is beneficial, and this will be beneficial to that. So it's intended to support improvements to private property to meet the requirements of licensed home childcare providers as defined by the county and the Ministry of Education.

It's going to be available to eligible applicants to assist with improvements to existing buildings that may otherwise be considered cost prohibitive.

So you think about, if someone's going to be getting their license, they're going to have a place to have a childcare, they need some assistance to repair, replace, or install things like fire protection, which they will have to do, and certainly diverting and toilet areas, eating areas, play areas, sleeping areas, indoor and outdoor play is included on that.

So, whether it's repair, replacement, or the creation of new stuff and new content for that, this grant will go a long way.

Number 6 is about Green Energy Infrastructure and Sustainable Development Grant. Typically, we see these topics independent. We've managed to put this one together. It's really to support projects on existing buildings and new developments that implement natural systems and infrastructures to help manage stormwater, improve air quality, reduce carbon emissions, enhance community well-being, and increase climate resilience.

If I was going to talk about natural systems and infrastructure, more green infrastructure, I'd be talking about purchasing materials for rain gardens, or permanent pavements, and rain harvesting, and those sorts of things. So, there'll be a lot of things that can come out of a grant such as this.

Number 7 is the commercial conversion, and I'm going to emphasize startup grant. Because we've seen some commercial conversion grants already, or building conversion grants already, startup is important and paramount to this one.

It's going to assist with small-scale conversion of existing vacant and underutilized space into new commercial mixed-use and other eligible uses. It's intended to support new small business startups to renovate or improve lease space tested for commercial uses. This is the one you use to attract new business to the community.

Folks that have an idea, need a space, this is the grant that can serve them, as well as the other grants. This is the one that's typically, a little richer in the dollar offering from initial start, because it's meant to be a motivator, and they're all incentives, but this one is supposed to help people get over that hump, and the one that you will make your pitch why your business should be in our community.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

So conversion of existing ground floor, commercial spaces, to better suit your startup could be that. Taking retail, moving it towards restaurant, or vice versa, takes a bit of work. Grants will also apply to the adaptive reuse of derelict structures, and if you have a community that is spotted with remnant structures that are underutilized, vacant, not used, need repair, but could be used for small-scale startups. This is the grant for that.

So that's all the grants. There's 7 of them, but there's an implementation strategy we need to talk quickly about. All of this is really coming through Section 28 of the Planning Act. That's the authority to do this. It conforms to the County's Official Plan. Delegation for this will be the responsibility of the Township Puslinch's director of Finance, and Treasurer.

It's nice to have a front person on these programs. Administration of this, is going to be administered through the council through the established CIP Implementation Committee.

It may not be called that, I recognize that. I've seen what I call CIPACs, Community Improvement Project Advisory Committees, maybe this is a CPIC implementation committee, whatever the township chooses to name, that's quite fine. However, the administration of grants will be a first-come, first-served basis, to the limit of available funding in accordance with any administrative rules governing this, and other grant programs, and that's all in the document by grant.

And as said earlier, the delegation, or who's going to be overseeing this will be monitored by the Director of Finance, and Treasurer.

And that should be done annually. The monitoring program is part of strategy, as well as a marketing plan that should go hand-in-hand with how do we promote and get the word out that there's programs to be applied to.

That is all I have on the Township of Puslinch's Improvement Plan 2026.

Mayor Seeley - Chair: Thank you very much, appreciate the presentation, query online?

Justine Brotherston, Director of Corporate Services/Municipal Clerk: Yeah, if there are any attendees online who have questions or comments regarding the proposal, if you can please use the raise your hand function and we can move it over to Steve.

You'll just find the raise your hand function at the bottom of your screen.

Mayor Seeley - Chair: Margaret, if you could state your name and address, please?

Margaret, we cannot hear you.

Margaret Hauwert, 50 Brock Rd S: Margaret Howard, 50 Brock Road South, Puslinch, N0B 2J0.

So, my question is, so when I thought of community, I guess I was thinking something completely different at those, public meetings. So, when it means community, it's not really people community. It's more, buildings, startups, businesses, is that what I'm getting from that?

Sean Kelly – Principal Landscape Architect: Through you, Mr. Chair, thanks, Margaret, for the question. In part, I will say it's, certainly about the physical structures in the community right now. But how do we support and provide support to make improvement on physical structures and buildings, which we think will enhance social community as well.

Everyone wants to live and work in beautiful places, and we always do believe these types of programs are another tool to help make that happen and bring other people to the community, and we like to show off great things.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

But generally, you are right. It's not necessarily about social programs or what I think you're probably alluding to, it's more about the physical structures in the Township.

Margaret Hauwert, 50 Brock Rd S: Okay, so then, I guess from my perspective as a community member, that would be great, instead of just going to an open forum where I'm thinking community is as you said, more social versus business startups, etc. That would have been good to have maybe a 5-minute into at any public meeting, so that I would have been on the same page, instead of going to that meeting, coming away disappointed.

I couldn't attend the next public meeting, because I wasn't around, so that's why I've come tonight. I came away having absolutely no working knowledge of what a public spot that I had just gone to for you to solicit anything from me.

I was on the wrong page, because I thought it was more community-based, socially, but it is not. And seeing that presentation, I understand now what the meeting was supposed to be about.

That's my only comment.

Sean Kelly – Principal Landscape Architect: Margaret, I'm sorry maybe you're disappointed with the open houses and the content, certainly at the one you may have been at.

We try our best, certainly, to articulate right at the beginning, very first slide, or very first panel, on what the meeting is really about.

But that's good information for me to know and understand. If people aren't actually getting it, we can take that back and make sure, going forward, meetings do meet the mark, let's call it that.

Margaret Hauwert, 50 Brock Rd S: Yes, correct, because I really have nothing else to offer, then.

Mayor Seeley - Chair: Thank you Margaret, Councillor Bailey?

Councillor Sara Bailey: Thank you, Margaret. I was just gonna piggyback on that, and it was a comment I was gonna make anyway, how the importance of the language that we're using in any of our media stuff we put out, or brochures, or anything about what a community improvement plan is clear.

Are we improving the community? Maybe community's not the right word.

Maybe it's Township improvement plan, Township building improvement.

You know, so we do need to be cognizant of the language that we're using so that people are clear in what the grants are being used for and what the purpose is.

Sean Kelly – Principal Landscape Architect: Mr. Chair, much of the language is actually defined in the Planning Act. It's very difficult. I 100% agree. When I got into this business about 25 years ago, when I was hired to do a community improvement plan, it was a physical design for a downtown core area.

It's changed, but basically the Planning Act is defining the terms we're using. I would much rather use, much more friendly, and digestible language for folks to be able to really discern what we're doing.

But you gotta be in compliance, you have to have the statutory pieces, and that's where we sit these days. So, in a sense, it's a little unfortunate.

Councillor Sara Bailey: Can you explain why we need to be using the Planning Act jargon when we're providing a grants program.

Like, why does the communication language have to be different than maybe what's in the application?



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

Sean Kelly – Principal Landscape Architect: There's certain language we have to use on certain pieces in compliance with Planning Act Section 21. That's just governed by that section.

Come talk to me, I can certainly tell you what we're doing and where we're going with it. Essentially, a lot of the language is governed by the language.

Mayor Seeley - Chair: I would maybe add to that, and I'm just going on.

This program is providing taxpayer money to businesses, which is generally prohibited, so this is legislated through the Planning Act, which gives us the legal right to do it, so that's likely why you have to tie it.

But it doesn't mean there can't be improvements to some of the communication, because the people around the horseshoe who live and breathe this know that a CIP is primarily focused on business, but if we go to the public next time and say a community improvement program focused on boom, boom, boom, you can maybe add to the tail end.

And it's not criticism, it's concern.

So, I think it's fair to say, because people in the public don't generally live this life that we could maybe tweak it a little bit and ask some better words.

But I do believe, I trust you, and I agree that there's certain language in there, because we get our authority through the Planning Act. We need to follow it to make sure we're checking the checkboxes, but we'll try in the future to, just give a little more indication on what the proper, allocation of this program is for, not, you know, social.

Is there other members of their hand up?

Margaret, your hand is still up, is that another comment, or just a legacy hand as just went down?

I stole that term, somebody else used it on one of my lunar meetings. Is that your legacy hand, James?

Yes, it is.

Justine Brotherston, Director of Corporate Services/Municipal Clerk: If there are any members of the public who would like to comment or ask a question?

Mayor Seeley - Chair: Go ahead Margaret.

Margaret Hauwert, 50 Brock Rd S: So, when I look at the sheet that we were sent as a taxpayer, the public meeting notice, that's what I read. So you're telling me that all this language in here is because of the Planning Act, and that's how it has to read?

Mayor Seeley - Chair: No, Margaret, we're not saying all of the language. We're agreeing with you that there could be some improvements to give a little bit better indication of what the program is intended to serve, or who it's to serve.

But we can't abandon the community improvement program language, or certain language is prescribed in the Planning Act, so we're accepting your feedback.

We will modify it slightly, but there are requirements, because this is prescribed through the Planning Act. That's all we're saying.

Margaret Hauwert, 50 Brock Rd S: Okay, because when I read financial incentive program to register owners and tenants of land within the community, I immediately sat up and went, oh, how can I get money for my land? That's just my perspective, so...



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 15, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

Mayor Seeley - Chair: Well, because we can't incentivize property in Milton with Puslinch taxpayers, so it's worded that way because you have to be within the municipal boundary of Puslinch, so there can be some improvements, yes.

Margaret Hauwert, 50 Brock Rd S: Hey, I'm done.

Mayor Seeley - Chair: Any other members online?

Justine Brotherston, Director of Corporate Services/Municipal Clerk: If there are any other members of the public who would be interested in providing a comment or asking a question, if you can just please use the raise your hand function, located at the bottom of your Zoom screen.

Mayor Seeley - Chair: Alright, any questions for Council?

Councillor Jessica Goyda: I'm just thinking on the spot on this language of it, and I'm just curious. The community improvement plan that we have in place right now is called our Corridor, so it's still called the Community Improvement Plan, but it's titled something, and I'm wondering if there's any other plans that you've done on in other municipalities that have name something, or it's something in their title to kind of better explain what it is, like right from the beginning. Like Township Community Improvement Plan, I don't know what it'd be, like, a funding tool to stimulate economic development, on the main page, so that before anyone even gets too far into it, they have a very brief, "oh, this is what this is".

Sean Kelly – Principal Landscape Architect: Through you, Mr. Chair.

Mayor Seeley - Chair: Certainly.

Sean Kelly – Principal Landscape Architect: We can certainly get something that's, a little to the point in front of it.

Mayor Seeley - Chair: Puslinch economic Development, Community Improvement Program, and just keep adding. Right?

But I like the economic development part, because that... if you can tie that in, that really hones it in on what this is about for now.

Councillor Russel Hurst: That's a great, great idea.

Mayor Seeley - Chair: Alright, Conclusion, Perfect.

I declare this meeting closed. Council will take no action on the proposals tonight. Staff will be reporting at a later date with a recommendation for Council's consideration. If you wish to receive further notification of this proposal, please email or call Planning@puslinch.ca, or by phone, 519-763-1226, ext. 4, or contact Township staff during regular business hours.

Only those persons who leave their names will be provided further notification.

If you wish to speak to the proposal when it's brought before the Council in the future, you must register as a delegation with the municipal Clerk prior to the meeting.

Thank you very much, enjoy the rest of your evening.